

**NOTICE TO SUBCONTRACTORS :**

DUE TO SPACE LIMITATIONS IN THIS 11"X 17" PLAN FORMAT, AND TO ELIMINATE CLUTTER AND TEXT READABILITY ISSUES, SOME DETAILS AND NOTATIONS MAY OR MAY NOT BE LOCATED ON THE SAME SHEETS OR IN THE SAME LOCATIONS AS PROVIDED FOR BY OTHER CONTRACTORS OR ARCHITECTS. IT WOULD BE IN YOUR BEST INTEREST TO REVIEW THESE PLANS AND LOCATE THE APPROPRIATE INFORMATION REQUIRED TO COMPLETE YOUR SPECIFIC PORTION OF THE JOB BEFORE BEGINNING CONSTRUCTION.

**NOTICE TO BUILDER**

IT IS THE INTENT OF THIS DESIGNER THAT THESE PLANS ARE ACCURATE AND ARE CLEAR ENOUGH FOR THE LICENSED PROFESSIONAL TO CONSTRUCT THIS PROJECT. IN THE EVENT THAT SOMETHING IS UNCLEAR OR NEEDS CLARIFICATION, STOP AND CALL THE DESIGNER LISTED IN THIS TITLE PAGE. IT IS THE RESPONSIBILITY OF THE LICENSED PROFESSIONAL THAT IS CONSTRUCTING THIS PROJECT TO FULLY REVIEW THESE DOCUMENTS BEFORE CONSTRUCTION BEGINS AND ANY AND ALL CORRECTIONS, IF NEEDED, TO BE MADE BEFORE ANY WORK IS DONE.

**GENERAL NOTES:**

THE FOLLOWING TECHNICAL CODES SHALL APPLY:  
 2010 FLORIDA BUILDING CODE,  
 PLUMBING, MECHANICAL, FUEL GAS,  
 ENERGY EFFICIENCY, ACCESSIBILITY,  
 AND NATIONAL ELECTRICAL CODES  
 NEC 2008

1. TANK TYPE WATER CLOSET VOLUME  
1.6 GALLONS
2. WALL MOUNT WATER CLOSET VOLUME  
3.5 GALLONS
3. WATER - FLOW RATE.  
PUBLIC FACILITIES 0.5 G.P.M.  
PRIVATE FACILITIES 2.2 G.P.M.  
SHOWER HEADS 2.5 G.P.M.

VTR LOCATIONS ARE APPROXIMATE AND MAY CHANGE DUE TO JOBSITE CONDITIONS

THE FOLLOWING SHALL COMPLY WITH THE 2010 FBC.

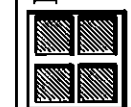
- PORCHES AND BALCONIES
- HANDRAILS
- GUARDRAILS
- STAIRS
- CHIMNEY & FIREPLACE
- EGRESS WINDOWS

4. ALL OPENINGS SHALL COMPLY WITH 2010 FBC WIND LOADS AS STATED BELOW. ATTACHMENTS OF WINDOWS, DOORS, SLIDING GLASS DOORS AND O.H. GARAGE DOORS ARE DELEGATED THE MANUFACTURER OF THESE ITEMS. THE MANUFACTURER OF THESE ITEMS SHALL SUBMIT ATTACHMENTS TO ENGINEER OF RECORD FOR REVIEW PRIOR TO INSTALLATION. SEE ATTACHED SPECIFICATION SHEETS FOR MANUFACTURERS DESIGN CRITERIA AND INSTALLATION METHODS FOR WINDOWS, DOORS, SLIDING GLASS DOORS, OVERHEAD GARAGE DOORS, AND ROOFING.
5. ALL DOORS INTERIOR & EXTERIOR ARE 8' 0" UNLESS OTHERWISE NOTED  
ALL SHOWER ENCLOSURES TO BE TEMPERED GLASS
6. ALL WINDOWS WITHIN 24" OF DOORS (INTERIOR & EXTERIOR) AND WITHIN 18" OFF FLR TO BE TEMPERED GLASS.

**WINDOW INSTALLATION NOTES:**

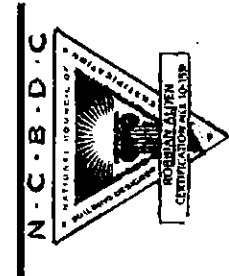
1. WINDOWS MUST BE FASTENED INTO STRUCTURAL MEMBERS PER MFG'S. DETAIL REQUIREMENTS PER DESIGN CRITERIA NOTED ON THESE DRAWINGS.
2. WINDOWS ARE NOT IMPACT RESISTANT TYPE. STORM SHUTTERS OR PANELS ARE REQUIRED.
3. ROOF, WALLS AND WINDOW FASTENINGS MUST BE ENGINEERED AND SPECIFIED FOR CUMULATIVE INTERNAL PRESSURE AND EXTERNAL NEGATIVE ( SUCTION ) PRESSURES WHICH VARIES ACCORDING TO AREAS AS NOTED IN THE DESIGN CRITERIA AS NOTED ON THIS PAGE.

**ROBBIAN DESIGN**  
 AL ROBBIAN A.I.B.D.  
 6377 CONNEWOOD SQ.  
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**BD**® Washington DC 20012

**SOFTPLAN**  
 ARCHITECTURAL DESIGN SOFTWARE



ALLEN ENGINEERING AND CONSTRUCTION SERVICES, INC. (AECS) IS NOT RESPONSIBLE FOR THE ARCHITECTURAL DESIGN, ITS FEATURES AND ASSOCIATED DIMENSIONS. THE ARCHITECTURAL INFORMATION IS ACCEPTED AS BEING ACCURATE AND IS USED BY AECS SOLELY FOR THE PURPOSE OF DETERMINING STRENGTH, FIRE PROTECTION, AND FLOOD RESISTANCE CONSTRUCTION REQUIREMENTS.

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A.E.C.S. # 13002 **ASPEN 3330**

**ALLEN ENGINEERING & CONSTRUCTION SERVICES**  
 RICH ALLEN PROFESSIONAL ENGINEER  
 P.E. # 56920 C.A. # 9542  
 P.O. BOX 351  
 NEW PORT RICHEY, FL. 34656  
 727-842-6100  
 richallenpe@gmail.com

I HEREBY CERTIFY THAT I HAVE REVIEWED THESE PLANS AND DESIGN TO COMPLY WITH ALL APPLICABLE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 901 OF THE 2010 FLORIDA RESIDENTIAL BUILDING CODE. I AM SEALING FOR STRUCTURE ONLY.  
 SIGNED: RICHARD E. ALLEN P.E. #56920  
 richallenpe@gmail.com

**LOT 35 RENAISSANCE OAKS CLEARWATER, FL.**

PLAN DATE
12-18-12
12-21-12
12-31-12
1-9-13

**DEEB FAMILY HOMES, LTD.**  
 9400 RIVER CROSSING BLD.  
 NEW PORT RICHEY, FL. 34655  
 727-376-6831



**COVER SHEET**

COLUMNS UNLESS OTHERWISE SHOWN IN THE STRUCTURAL PLANS.

**32. STRUCTURAL STEEL AND CONNECTION ACCESSORY MATERIAL [GENERAL]:**

32.1 I-BEAMS, FORMED STRUCTURAL STEEL, FLAT BAR OR PLATE SHALL BE ASTM GRADE A36 UNLESS STATED OTHERWISE.

32.2 ALL STRUCTURAL STEEL SHALL HAVE A MINIMUM OF TWO COATS OF PRIMER AND TWO COATS OF EPOXY AS A CORROSION PREVENTIVE. THE BUILDING CONTRACTOR MAY VARY FROM THIS SPECIFICATION WITH THE APPROVAL OF THE STRUCTURAL ENGINEER IF IT CAN BE DEMONSTRATED ANOTHER MEANS OF CORROSION CONTROL IS EQUALLY EFFECTIVE.

32.3 ALL WELDING OF STRUCTURAL STEEL SHALL BE MADE WITH E60/70 TYPE ELECTRODES. THE DEPTH AND LENGTH FOR THE WELD SHALL BE SPECIFIED IN THE STRUCTURAL DESIGN FOR THE SPECIFIC CONNECTION.

**33. VENTILATION [GENERAL]**

33.1 THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR DETERMINING VENTILATION REQUIREMENTS OF CRAWL SPACES, FLOORS, AND ATTICS NOR THE MEANS AND METHODS FOR IMPLEMENTING THESE REQUIREMENTS.

**34. WATERPROOFING [GENERAL]:**

34.1 ANY RENDERING OR NOTES OF WATERPROOFING MEASURES FOR BASEMENTS OR HALF-BASEMENTS SHOWN IN THESE PLANS WHERE A SPECIFIC CONSTRUCTION DETAIL IS NOT SHOWN IN THE STRUCTURAL DESIGN IS AN ARCHITECTURAL ILLUSTRATION ONLY AND IS NOT PART OF THE STRUCTURAL DESIGN OR THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER.

34 CRICKETS ARE ASSOCIATED WITH ARCHITECTURAL FINISHES AND ARE NOT THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER.

**35. FIRE RESISTANT DESIGN [GENERAL]**

35.1 FIRE RESISTANT DESIGN OF STRUCTURAL ELEMENTS SHALL BE INCIDENTAL TO THEIR STRUCTURAL DESIGN AND SHALL BE BASED ON UNDERWRITER'S LABORATORY OR GYPSUM ASSOCIATION DESIGN FOR FIRE RATED FLOOR, WALL, AND ROOF ASSEMBLIES.

**36. FLOOD RESISTANT DESIGN [GENERAL]:**

36.1 FLOOD RESISTANT DESIGN OF STRUCTURAL ELEMENTS SHALL BE INCIDENTAL TO THEIR STRUCTURAL DESIGN AND SHALL BE BASED ON THE REQUIREMENTS STATED IN TITLE 44 CFR SECTIONS 59 AND 60, AND ON THOSE OF THE INDIVIDUAL COMMUNITY RATING AGENCIES FOR THE GOVERNMENTAL JURISDICTION WHERE THE CONSTRUCTION IS TO BE DONE.

36.2 HOWEVER, THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR IDENTIFYING AND SHOWING ON THE PLANS THE FLOOD ZONE CATEGORY, BASE FLOOD ELEVATION, AND THE FLOOR AND STORY HEIGHTS OF THE BUILDING IN RELATION TO THE BASE FLOOD ELEVATION. THIS INFORMATION IS CONSIDERED ARCHITECTURAL AND SITE RELATED AND SHALL BE PROVIDED TO THE STRUCTURAL ENGINEER BY THE CONTRACTING CLIENT OR HIS AGENT. 2 WATERPROOFING MEASURES ABOVE GRADE [E.G., FLASHING, CAULKING, SHAPE, AND LOCATION OF

**37. SPECIAL CONSTRUCTION [GENERAL]:**

**37.1 ALUMINUM STRUCTURAL ALUMINUM COLUMNS.**

I. ANY ALUMINUM STRUCTURES SHOWN IN THESE PLANS SUCH AS PORCH AND POOL ENCLOSURES OR GUARDRAILS AND HANDRAILS ARE FOR ARCHITECTURAL ILLUSTRATION ONLY AND ARE NOT PART OF THE STRUCTURAL DESIGN OR THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER.

II. WHERE THE ALUMINUM STRUCTURE ATTACHES TO THE MAIN STRUCTURE OR IS INCORPORATED IN THE MAIN STRUCTURE, SHOP DRAWINGS FOR THESE STRUCTURES SHALL BE PROVIDED TO THE STRUCTURAL ENGINEER TO DETERMINE THEIR EFFECT ON THE MAIN STRUCTURE.

**37.2 SWIMMING POOLS**

I. ANY SWIMMING POOLS OR HOT TUBS SHOWN IN THESE PLANS ARE FOR ARCHITECTURAL ILLUSTRATION ONLY AND ARE NOT PART OF THE STRUCTURAL DESIGN OR THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER.

**37.3 FENCES AND RETAINING WALLS**

I. ANY RENDERINGS OF FENCES, RETAINING WALLS, OR EXTERIOR PLANTERS SHOWN IN THESE PLANS WHERE A SPECIFIC STRUCTURAL DETAIL IS NOT SHOWN FOR THEIR CONSTRUCTION ARE FOR ARCHITECTURAL ILLUSTRATION ONLY AND ARE NOT PART OF THE STRUCTURAL DESIGN OR THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER.

**37.4 DRIVEWAYS AND SIDEWALKS**

I. ANY DRIVEWAYS OR SIDEWALKS SHOWN IN THESE PLANS ARE FOR ARCHITECTURAL ILLUSTRATION ONLY AND ARE NOT PART OF THE STRUCTURAL DESIGN OR THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER. STRUCTURES OTHER THAN

Floor and Roof Live Loads	
Uninhabitable Attics:	20 psf
Habitable Attics, Bedroom:	30 psf
All Other Rooms:	40 psf
Garage:	40 psf
Roofs:	20 psf
Wind Design Data	
Ultimate Wind Speed:	145 mph
Nominal (Basic) Wind Speed:	112 mph
Risk Category:	II
Wind Exposure:	B
Enclosure Classification:	Enclosed
Internal Pressure Coefficient:	0.18 +/-
Components and Cladding:	
Roofing Zone 1:	16.0 psf max., -20.7 psf min.
Roofing Zone 2:	16.0 psf max., -36.0 psf min.
Roofing Zone 3:	16.0 psf max., -53.2 psf min.
Roofing at Zone 2 Overhangs:	-42.1 psf min.
Roofing at Zone 3 Overhangs:	-70.8 psf min.
Stucco, Cladding, Doors and Windows:	
Zone 4:	22.6 psf max., -24.5 psf min.
Zone 5:	22.6 psf max., -30.2 psf min.
9' Wide O/H Dr.:	19.8 psf max., -22.4 psf min.
16' Wide O/H Dr.:	19.0 psf max., -21.2 psf min.
The Nominal Wind Speed was used to determine these Component and Cladding Pressures.	
All exterior glazed openings shall be protected from wind-borne debris as per Section 1609.1.2 of the 2010 Florida Building Code.	
Geotechnical Information	
Design Soil Load-Bearing Capacity:	2,000 psf
Flood Design Data	
Flood Zone:	X

Door and Window Openings					
No.	Description	Opening Width	Opening Height	Distance from Corner	Design Pressure Requirements
1	Entry Door - example	3	8	12	21.4 psf max., -23.3 psf min.
2	Sliding Glass Door - example	6	6.67	6	20.7 psf max., -23.2 psf min.
3	Fixed Glass Window - example	2	2	3	22.6 psf max., -30.2 psf min.
4	10 sqft zone 4	3	3.3	10	22.6 psf max., -24.5 psf min.
4	20 sqft zone 4	4	5	10	21.6 psf max., -23.5 psf min.
4	30 sqft zone 4	5	6	10	21.1 psf max., -23.0 psf min.
4	40 sqft zone 4	5	8	10	20.7 psf max., -22.6 psf min.
4	50 sqft zone 4	5	10	10	20.2 psf max., -22.1 psf min.
4	100 sqft zone 4	10	10	10	19.2 psf max., -21.2 psf min.
5	10 sqft zone 4	4	2.5	2	22.6 psf max., -30.2 psf min.
5	20 sqft zone 4	4	5	2	21.6 psf max., -28.2 psf min.
5	30 sqft zone 4	4	7.5	2	21.1 psf max., -27.3 psf min.
5	40 sqft zone 4	4	10	2	20.7 psf max., -26.4 psf min.
5	50 sqft zone 4	4	12.5	2	20.2 psf max., -25.5 psf min.
5	100 sqft zone 4	4	25	2	19.2 psf max., -23.5 psf min.

WIND LOAD DESIGN DATA

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 richallenpe@gmail.com

HEREBY CERTIFY THAT I HAVE PERSONALLY REVIEWED THE DESIGN, CALCULATIONS, AND SPECIFICATIONS WITH WIND LOADS AND IT IS IN COMPLIANCE WITH SECTION 1609.1.2 OF THE 2010 FLORIDA RESIDENTIAL BUILDING CODE AND SEALED FOR STRUCTURE ONLY.  
 SIGNED: RICHARD E. ALLEN P.E. 1516930

LOT 35  
 RENAISSANCE OAKS  
 CLEARWATER, FL.

PLAN DATE
12-18-12
12-21-12
12-31-12
1-9-13

DEEB FAMILY HOMES, LTD.  
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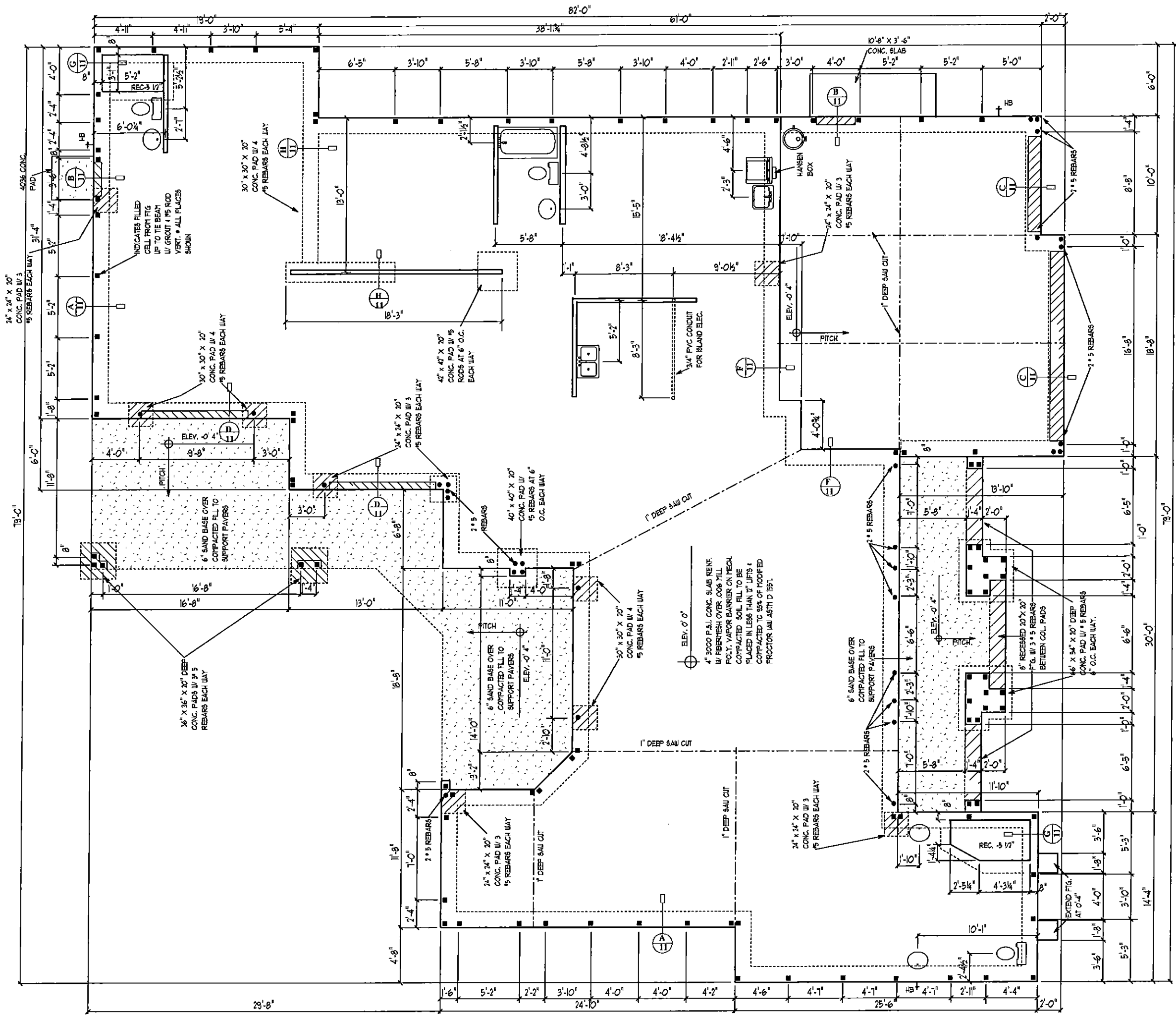
DRIVEWAY SPEC.  
 DRIVEWAY NOT IN RIGHT OF WAY AND ALL  
 SIDEWALKS TO BE 4" 3000PSI CONC. W/ FIBERFESH.  
 DRIVEWAY IN RIGHT OF WAY TO BE 6" 3000 PSI  
 CONCRETE WITH FIBERFESH AND WIRE REINFORCEMENT.

**TERMITE SPECIFICATIONS:**

INSTALL "BORACARE" TERMITE PROTECTION  
 SYSTEM PER MANUF. SPECIFICATIONS

SYNTHETIC FIBER REINFORCEMENT  
 IN CONCRETE FOR SLAB-ON GRADE  
 SHALL COMPLY WITH FBC SECT. 911.2  
 (EXCEPTION 1)

**NOTES**  
 1) NO SOILS INFORMATION PROVIDED.  
 PRESUMED ALLOWABLE SOIL BEARING  
 CAPACITY IS 2000 P.S.F.  
 2) FOOTINGS TO BEAR MIN. 1" BELOW GRADE  
 OR FILL COMPACTED TO 98% MOD. PROCTOR  
 BETWEEN LESS THAN 1" LIFTS.  
 4) ALL BEARING SOILS TO BE FREE OF DEBRIS  
 AND ORGANIC MATERIAL  
 5) REFER TO STRUCTURAL ENGINEER NOTES.



**FOUNDATION PLAN-B**

SCALE 1/8" = 1'-0"

**DEEB FAMILY  
 HOMES, LTD.**  
 9400 RIVER CROSSING BLD.  
 NEW PORT RICHEY, FL. 34655  
 727-376-6831

PLAN DATE
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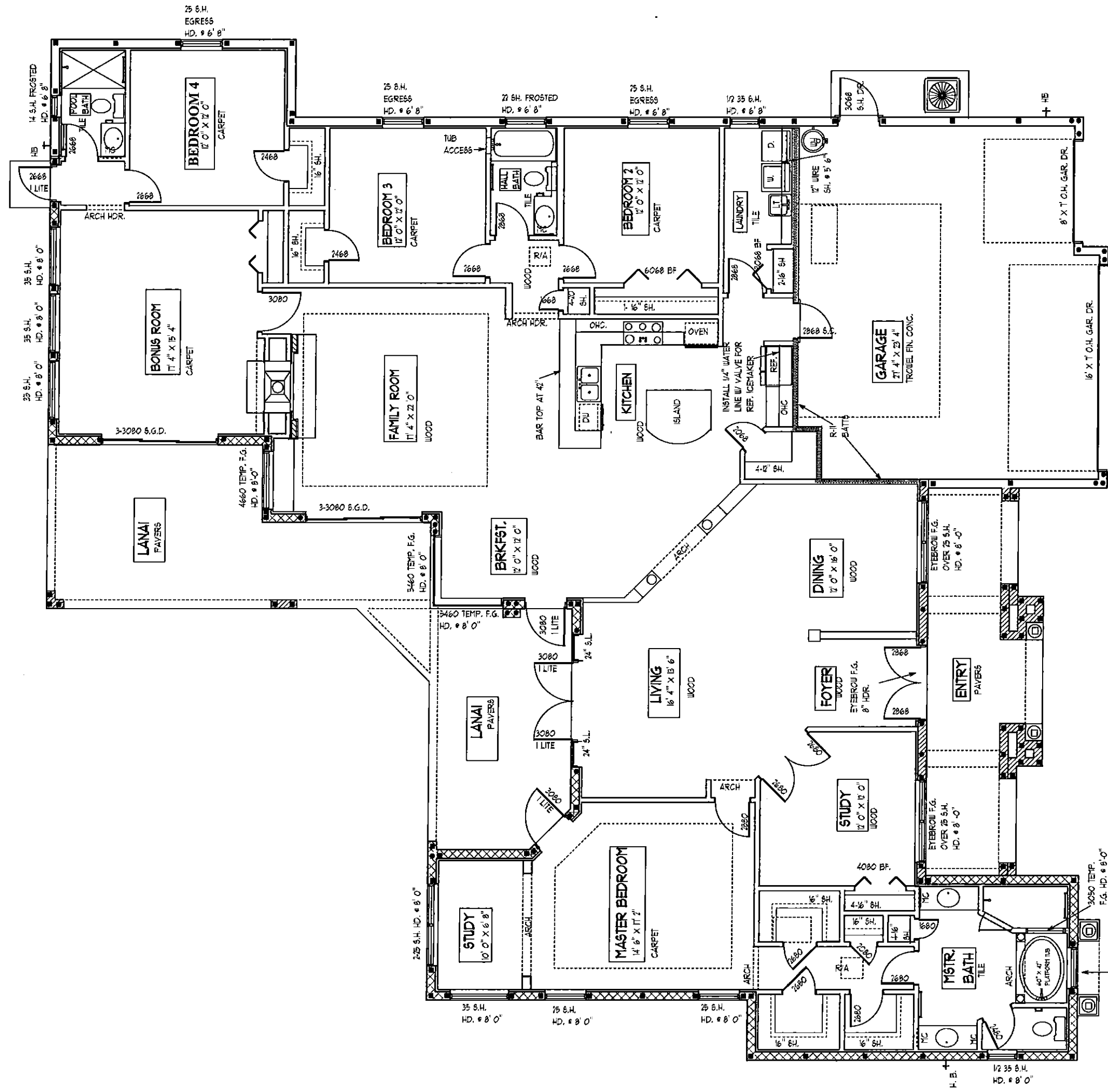
**LOT 35  
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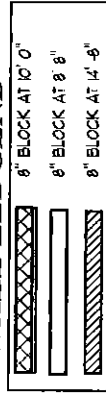
I HEREBY CERTIFY THAT I HAVE  
 PERFORMED THE ATTACHED DESIGN  
 TO COMPLY WITH THE APPLICABLE  
 WIND LOADS AND IT IS IN COMPLIANCE  
 WITH SECT. 301 OF THE 2010 FLORIDA  
 RESIDENTIAL BUILDING CODE.  
 SEALED FOR STRUCTURE ONLY  
 SIGNED: RICHARD F. ALLEN, P.E. #56930



**SQUARE FOOTAGES**

LIVING AREA	-	3330 S.F.
GARAGE	-	664 S.F.
LANAI	-	511 S.F.
ENTRY	-	241 S.F.

**WALL LEGEND**



**FLOOR PLAN NOTES**

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 727-376-6831

**2**

SCALE 1/8" = 1' 0"

**PLAN DATE**

12-18-12
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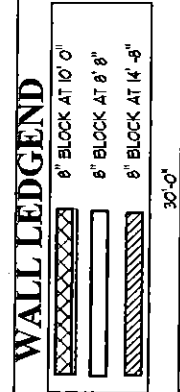
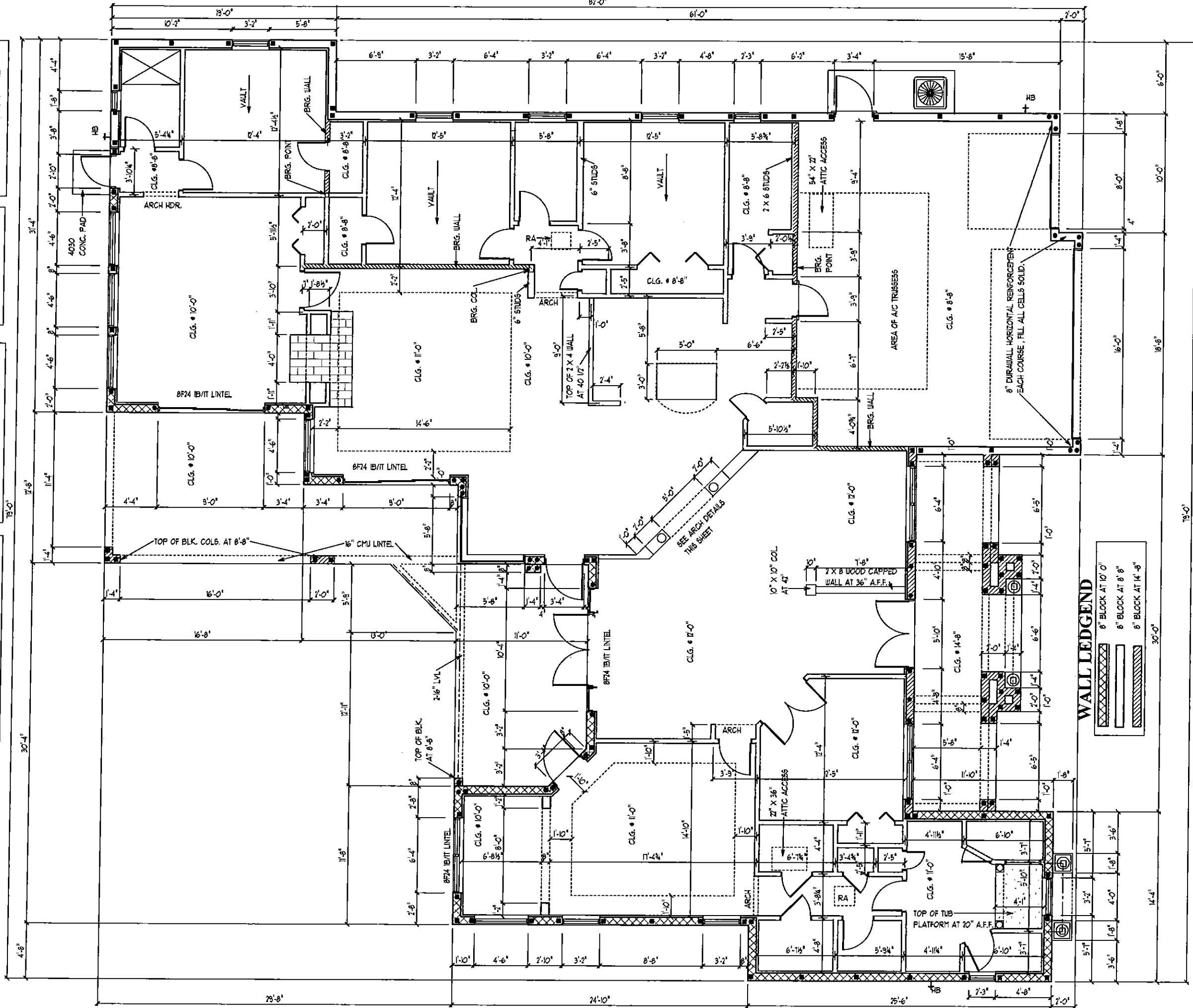
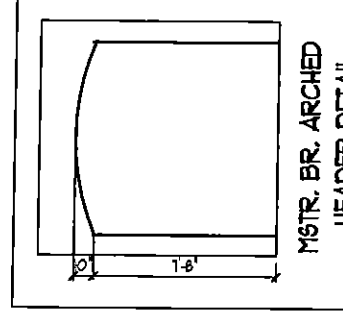
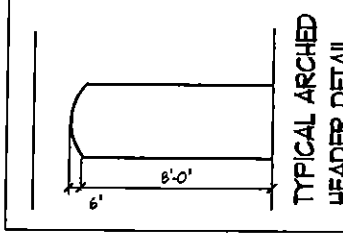
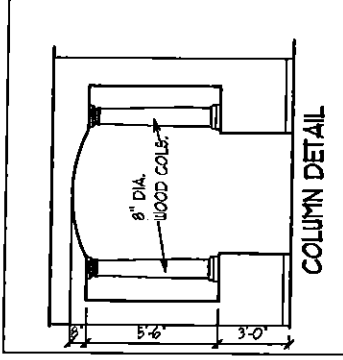
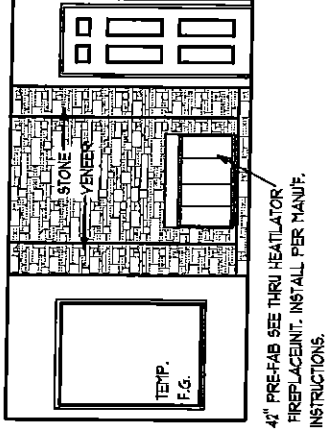
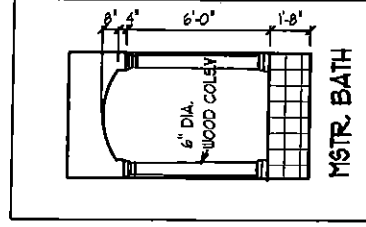
**LOT 35 RENAISSANCE OAKS CLEARWATER, FL.**

A.E.C.S. # 13002

**ASPEN 3330**

WE HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH THE MINIMUM WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 601 OF THE 2010 FLORIDA RESIDENTIAL BUILDING CODE. SEALED FOR STRUCTURE ONLY.  
 SIGNED  
 RICHARD E. ALLEN P.E. #46630

**ALLEN ENGINEERING & CONSTRUCTION SERVICES**  
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 727-842-0100  
 richallenpe@gmail.com



**DIMENSION PLAN**

SCALE 1/8" = 1'-0"



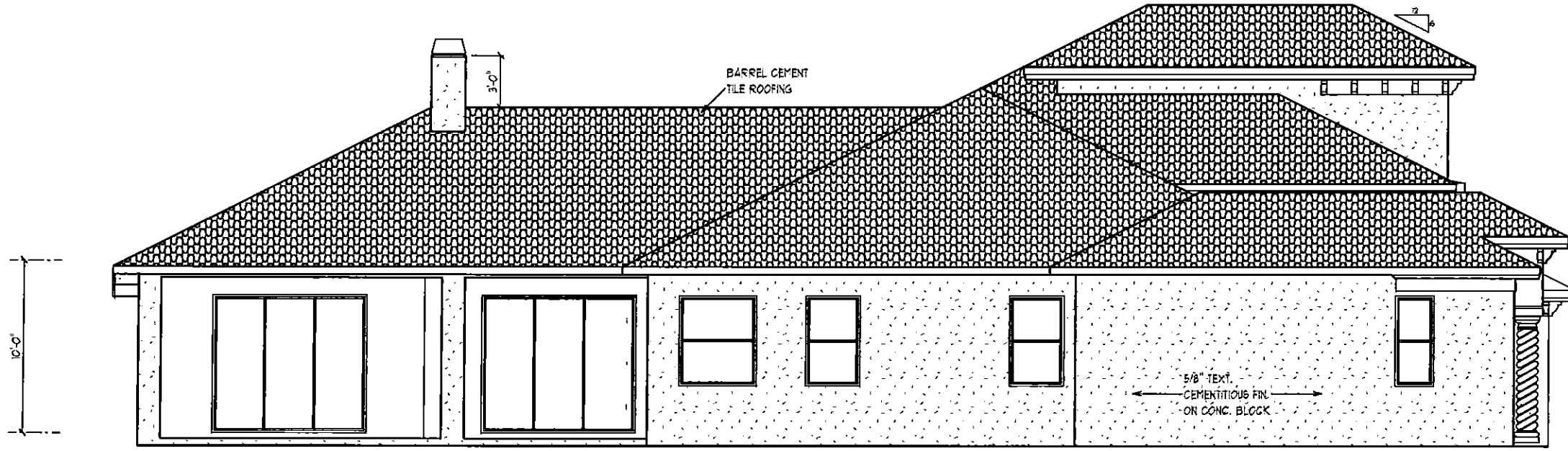
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 9400 RIVER CROSSING BLD.  
 NEW PORT RICHEY, FL. 34655  
 727-376-6831

PLAN DATE
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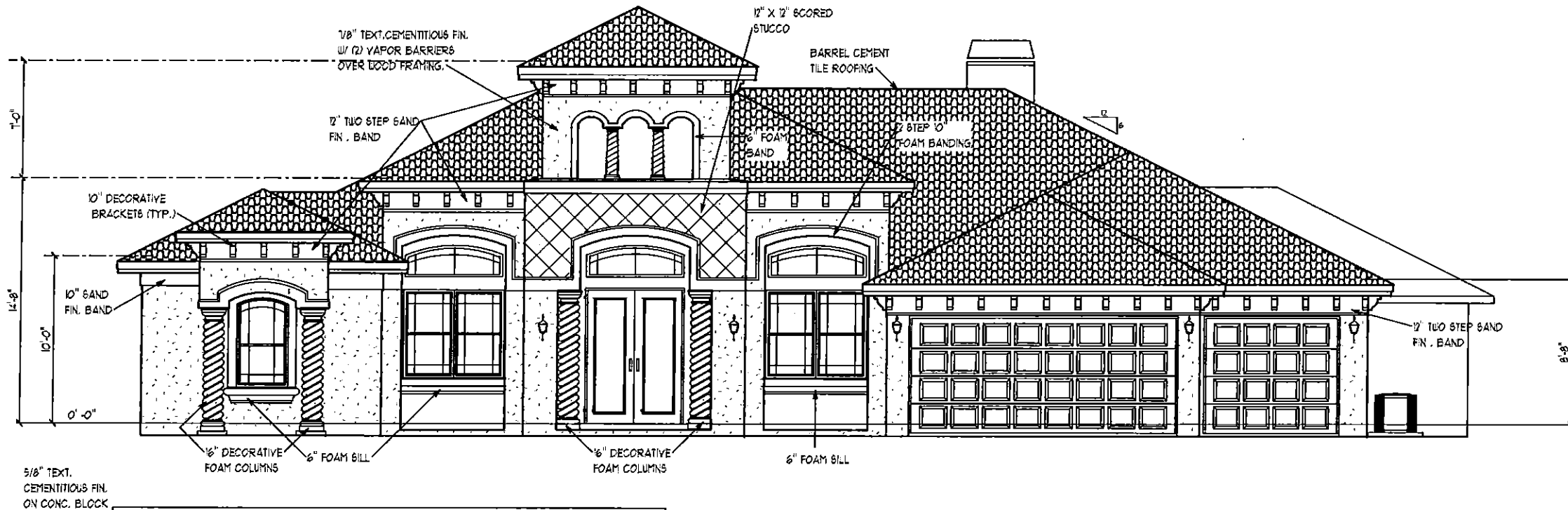
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I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH ALL APPLICABLE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 301 OF THE 2010 FLORIDA RESIDENTIAL BUILDING CODE. RESEALED FOR STRUCTURE ONLY.  
 SIGNED: RICHARD E. ALLEN, P.E. 08620

**A.E.C.S. # 13002 ASPEN 3330**  
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**LEFT SIDE ELEVATION**



**FRONT ELEVATION**

**EXTERIOR ELEVATIONS**

**1/8" = 1' 0"**

**A.E.C.S. # 13002**

**ASPEN 3330**

**4**

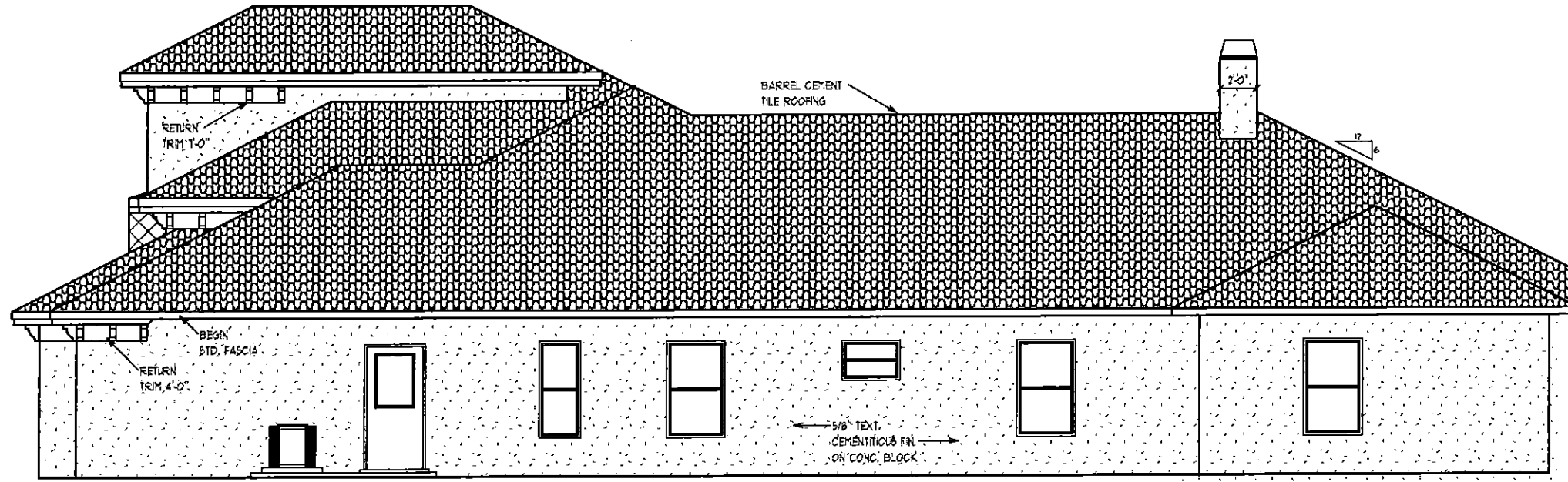
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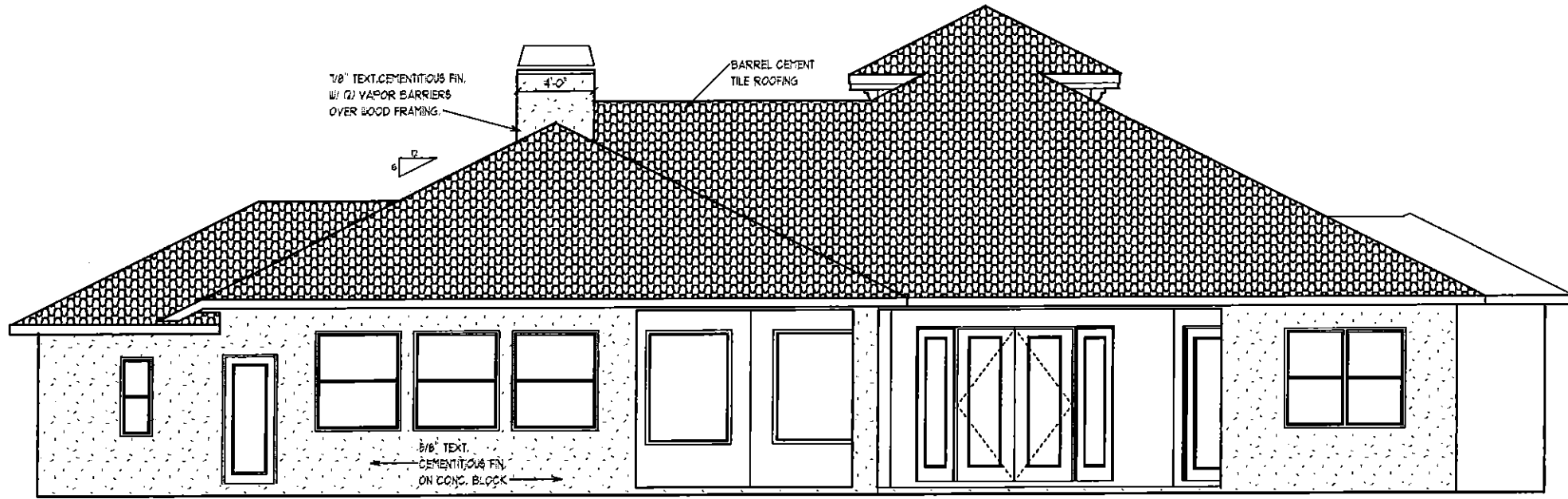
**LOT 35  
 RENAISSANCE OAKS  
 CLEARWATER, FL.**

I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH ALL APPLICABLE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 301 OF THE 2010 FLORIDA RESIDENTIAL BUILDING CODE. SEALED FOR STRUCTURE ONLY.  
 SIGNED:  
 RICHARD E. ALLEN P.E. #56920

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**RIGHT SIDE ELEVATION**



**REAR ELEVATION**

**EXTERIOR ELEVATIONS**

1/8" = 1' 0"

A.E.C.S. # 13002

**ASPEN 3330**

**5**

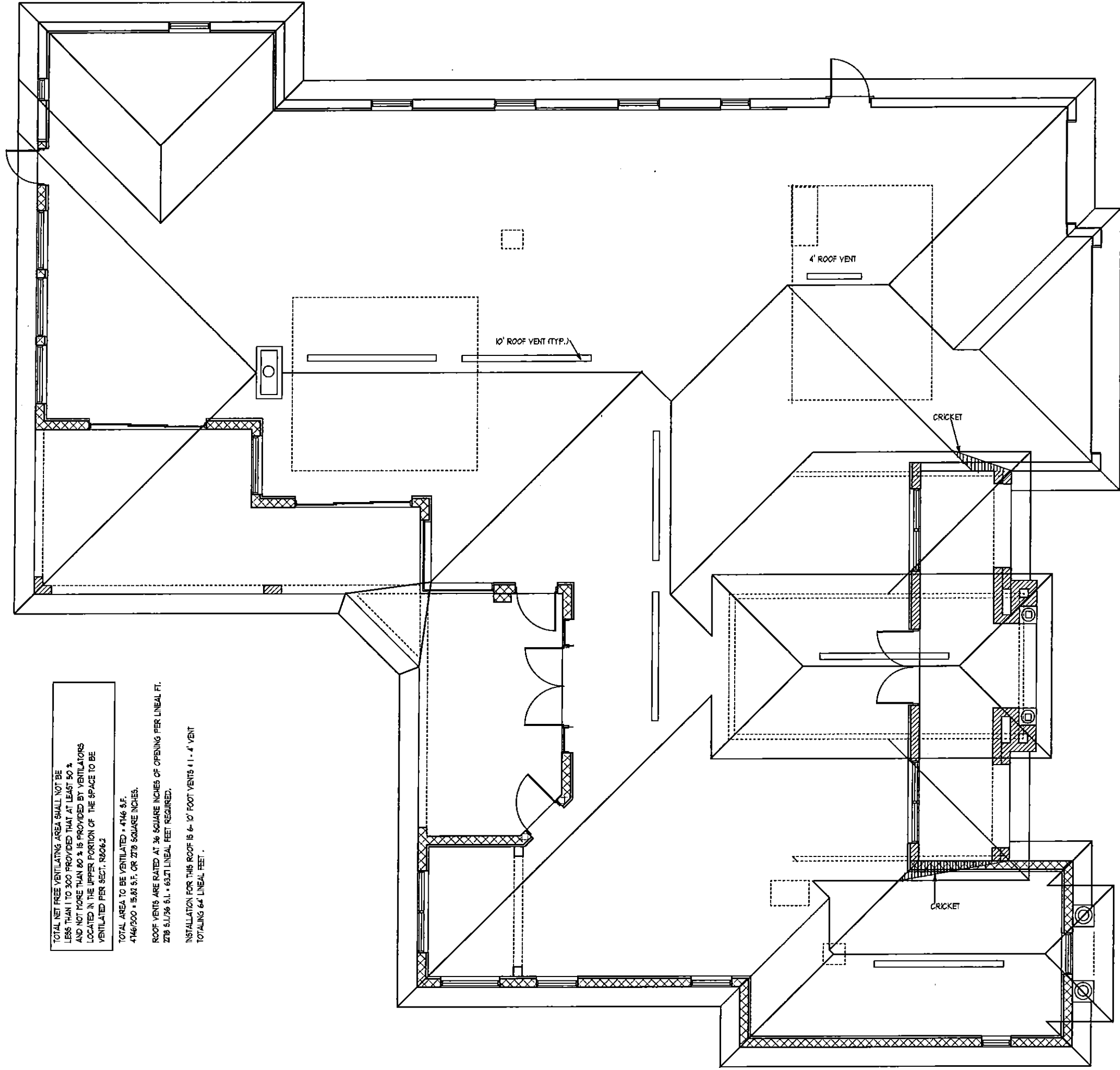
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 SIGNED: RICHARD E. ALLEN P.E. #50820

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TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 300 PROVIDED THAT AT LEAST 50 % AND NOT MORE THAN 80 % IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED PER SECT. 906.2

TOTAL AREA TO BE VENTILATED = 4146 S.F.  
 4146/300 = 13.82 S.F. OR 278 SQUARE INCHES.  
 ROOF VENTS ARE RATED AT 3/8 SQUARE INCHES OF OPENING PER LINEAL FT.  
 278 S.F./3/8 S.I. = 63.21 LINEAL FEET REQUIRED.

INSTALLATION FOR THIS ROOF IS 6'-0" FOOT VENTS @ 1'-4" VENT  
 TOTALING 64' LINEAL FEET.

**ROOF PLAN**

SCALE 1/8" = 1'-0"

**DEEB FAMILY HOMES, LTD.**  
 9400 RIVER CROSSING BLD.  
 NEW PORT RICHEY, FL. 34655  
 727-376-6831

PLAN DATE
12-18-12
12-21-12
12-31-12
1-9-13

**LOT 35  
 RENAISSANCE OAKS  
 CLEARWATER, FL.**

I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH THE APPLICABLE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 301 OF THE 2010 FLORIDA RESIDENTIAL BUILDING CODE. SEALED FOR STRUCTURE ONLY.

SIGNED:  
 RICHARD E. ALLEN P.E. 156930

**A.E.C.S. # 13002 ASPEN 3330**

**ALLEN ENGINEERING & CONSTRUCTION SERVICES**  
 RICH ALLEN PROFESSIONAL ENGINEER  
 P.E. # 56920 C.A. # 9542  
 P.O. BOX 331  
 NEW PORT RICHEY, FL. 34656  
 727-842-6100  
 richallenpe@gmail.com

**6**



**NOTE: INSTALL MOISTURE BARRIER BETWEEN MASONRY & UNTREATED WOOD**

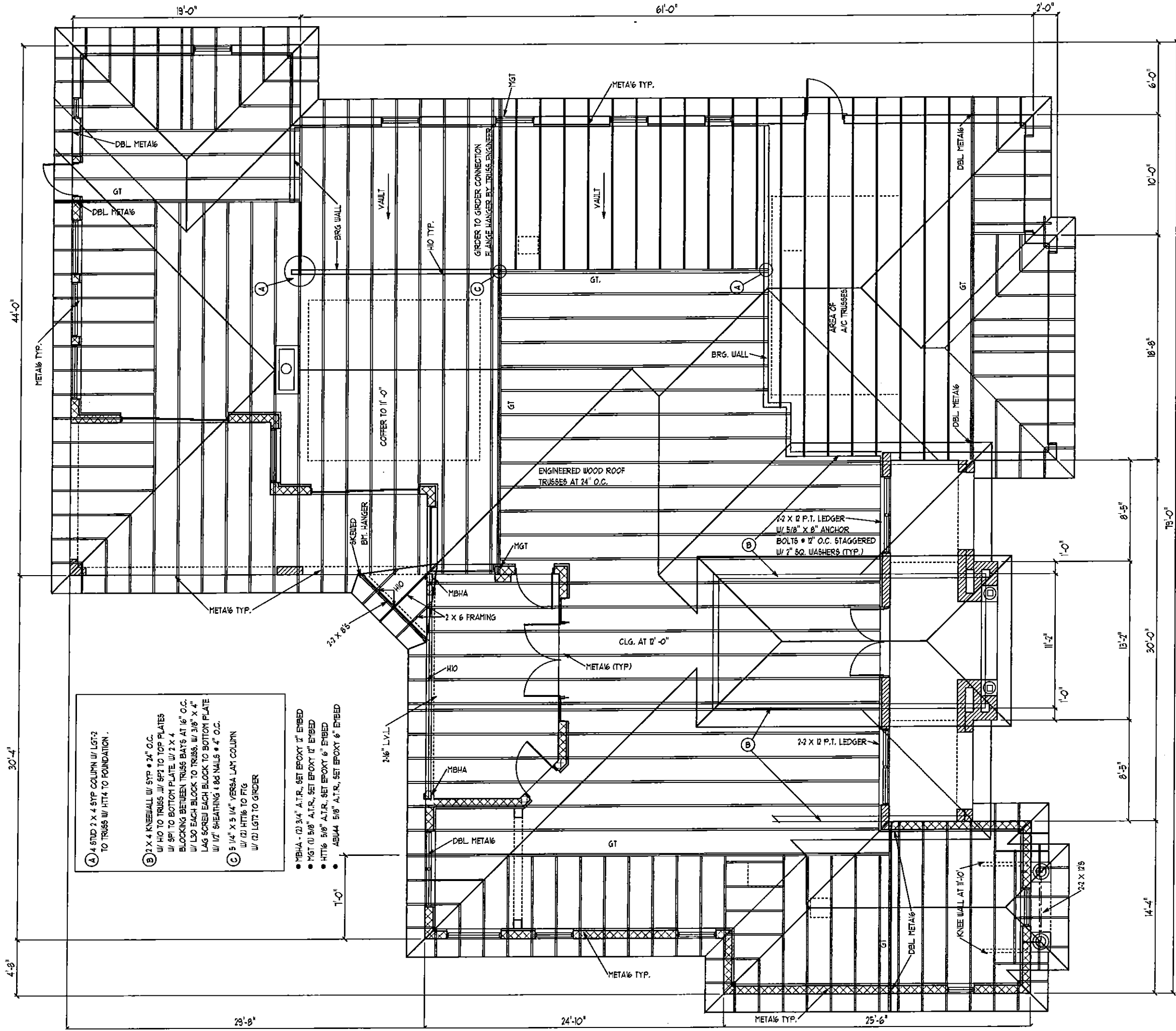
ALL TRUSS CONNECTORS BY TRUSS SYSTEMS ENGINEER AND TO BE SPECIFIED ON INDIVIDUAL SEALED TRUSS SHEETS

**FASTENER NOTES**

- (1) FOR MGT USE 5/8" X 6" TITEN HD. CONC. BOLTS
- (2) FOR HGT-2, FOLLOW MFR. INSTRUCTIONS FOR EMBEDDING BOLTS- MECH. BOLT CANNOT SATISFY CRITICAL SPACING.

**IMPORTANT NOTE:**

THIS FRAMING PLAN IS DIAGRAMATIC IN NATURE AND IS PROVIDED FOR ILLUSTRATION PURPOSES ONLY. TRUSS MANUFACTURER TO PROVIDE SEPERATE LAYOUT AND TRUSS COMPONENT DESIGN SIGNED AND SEALED BY A PROFESSIONAL ENGINEER AND REVIEWED BY P.E. OF RECORD.



- (A) 4 STUD 2 X 4 STP COLUMN W/ LGT-2 TO TRUSS W/ HT4 TO FOUNDATION.
- (B) 2 X 4 KNEEWALL W/ STP @ 24" O.C. W/ H10 TO TRUSS W/ SP2 TO TOP PLATES W/ SP1 TO BOTTOM PLATE W/ 2 X 4 BLOCKING BETWEEN TRUSS BAYS AT 16" O.C. W/ L30 EACH BLOCK TO TRUSS. W/ 3/8" X 4" LAG SCREW EACH BLOCK TO BOTTOM PLATE W/ 1/2" SHEATHING @ 84 NAILS @ 4" O.C.
- (C) 5 1/4" X 5 1/4" VERSA LAM COLUMN W/ (2) HT16 TO FIG W/ (2) LGT2 TO GIRDER

- MBHA - (2) 3/4" A.T.R., SET EPOXY 1" EMBED
- MGT (1) 5/8" A.T.R., SET EPOXY 1" EMBED
- HT16 5/8" A.T.R., SET EPOXY 6" EMBED
- AB144 5/8" A.T.R., SET EPOXY 6" EMBED

**6A**

**TRUSS PLAN**  
**DEEB FAMILY HOMES, LTD.**  
 9400 RIVER CROSSING BLD.  
 NEW PORT RICHEY, FL. 34655  
 727-376-6831

**SCALE 1/8" = 1' 0"**

PLAN DATE
12-18-12
12-21-12
12-31-12
1-9-13

**LOT 35 RENAISSANCE OAKS CLEARWATER, FL.**

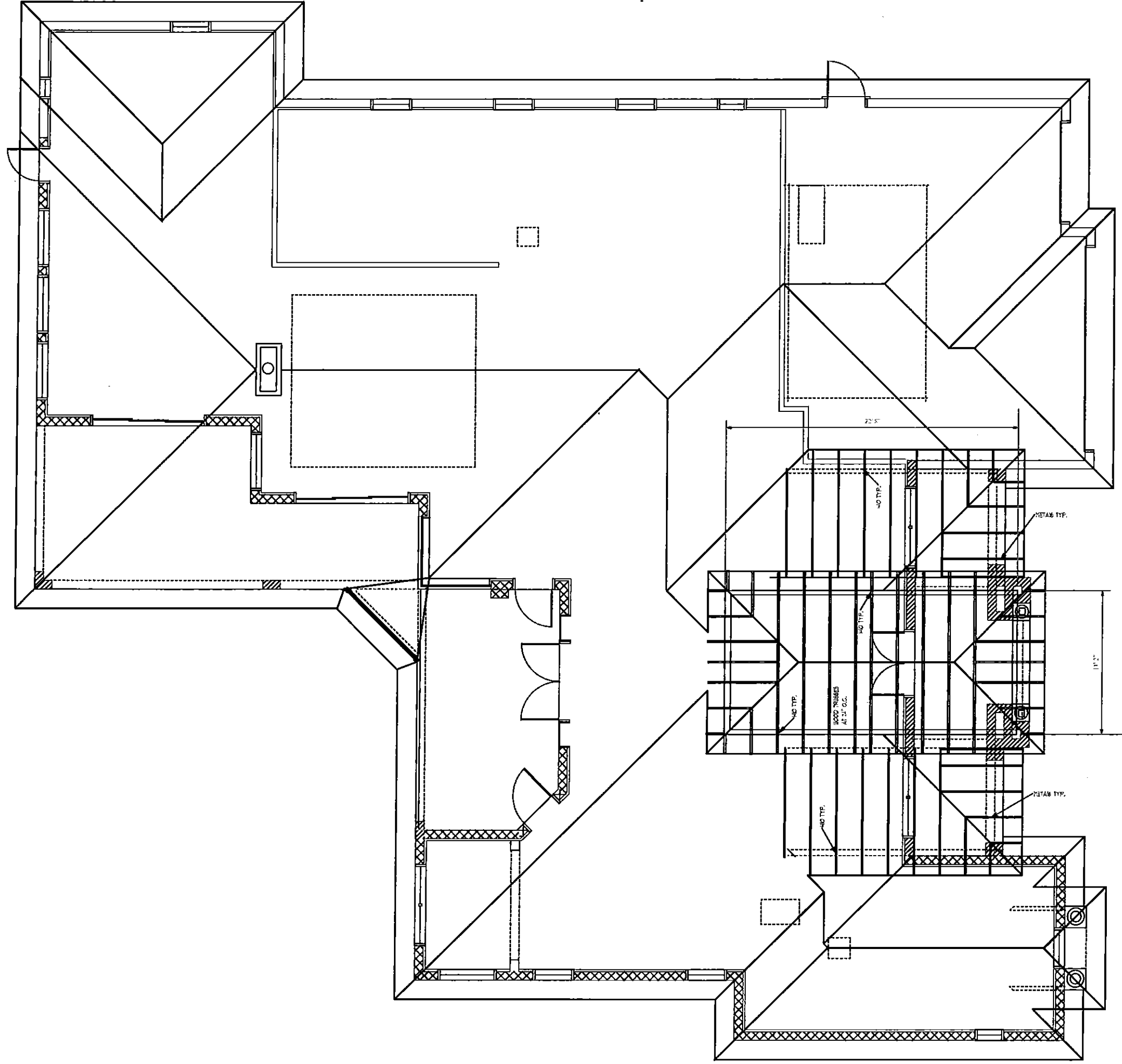
**A.E.C.S. # 13002**

I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH ALL APPLICABLE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 901 OF THE 2010 FLORIDA RESIDENTIAL BUILDING CODE. SEALED FOR STRUCTURE ONLY.

SIGNED: RICHARD E. ALLEN P.E. #56420  
 727-842-6100  
 richallenpe@gmail.com

**ASPEN 3330**

**ALLEN ENGINEERING & CONSTRUCTION SERVICES**  
 RICH ALLEN PROFESSIONAL ENGINEER  
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 P.O. BOX 351  
 NEW PORT RICHEY, FL. 34656  
 727-842-6100  
 richallenpe@gmail.com



**ENTRY TOWER TRUSS PLAN**

SCALE 1/8" = 1'-0"

A.E.C.S. # 08000 **ASPEN 3330**

**6B**

**DEEB FAMILY  
HOMES, LTD.**  
9400 RIVER CROSSING BLD.  
NEW PORT RICHEY, FL. 34655  
727-576-6831

PLAN DATE

12-18-12  
12-21-12  
12-31-12  
1-9-13

**LOT 35  
RENAISSANCE OAKS  
CLEARWATER, FL.  
PINELLAS COUNTY**

I HEREBY CERTIFY THAT I HAVE  
PERFORMED THE ATTACHED DESIGN  
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WIND LOADS AND IT IS IN COMPLIANCE  
WITH SECT. 601 OF THE 2010 FLORIDA  
RESIDENTIAL BUILDING CODE.  
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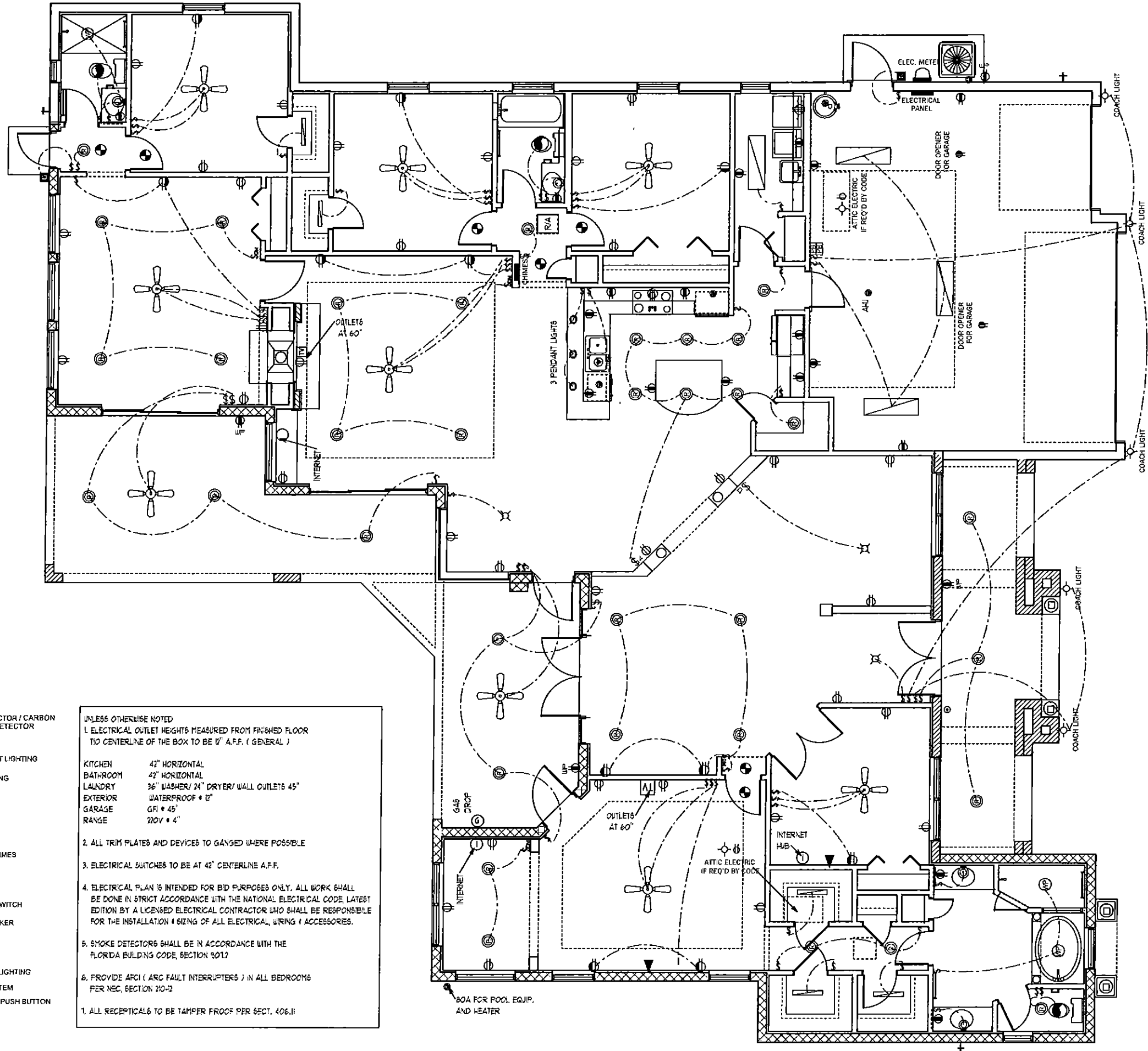
SIGNED  
RICHARD E. ALLEN P.E. #45939

**ALLEN ENGINEERING &  
CONSTRUCTION SERVICES**  
RICH ALLEN PROFESSIONAL ENGINEER  
P.E. # 56920 C.A. # 9542  
P.O. BOX 351  
NEW PORT RICHEY, FL. 34656  
727-842-6100  
richallenpe@gmail.com

- ⚡ SINGLE POLE SWITCH
- ⚡2 DOUBLE POLE SWITCH
- ⚡3 THREE-WAY SWITCH
- ⚡4 FOUR-WAY SWITCH
- ⚡DM DIMMER SWITCH
- ⚡ CEILING FIXTURE
- ⚡ SCOUNCE (WALL MOUNTED) FIXTURE
- ⚡ 110 VOLT DUPLEX OUTLET
- ⚡ 110 VOLT SPLIT SWITCHED OUTLET
- ⚡ GROUND FAULT INTERRUPT
- ⚡ WP WATER PROOF W/ GROUND FAULT
- ⚡ 220 VOLT OUTLET
- ⚡ SPECIAL SERVICES OUTLET
- ⚡ TV T.V. CABLE OUTLET
- ⚡ TELEPHONE CABLE OUTLET
- ⚡ RECESSED LIGHTING
- ⚡ WATER PROOF RECESSED LIGHTING
- ⚡ BATH FAN
- ⚡ BATH FAN W/ LIGHT
- ☁ SMOKE DETECTOR / CARBON MONOXIDE DETECTOR
- ☁ FLOOD LIGHT
- ☁ FLUORESCENT LIGHTING
- ☁ TRACK LIGHTING
- ☁ CEILING FAN
- 🔔 CHIMES
- 🔔 DOOR BELL CHIMES
- 🔔 DOOR BELL
- 🗑 DISPOSAL
- 🔌 DISCONNECT SWITCH
- 🔊 PREWIRE SPEAKER
- 📦 JUNCTION BOX
- 🌡 THERMOSTAT
- 📡 LOW VOLTAGE LIGHTING
- 📡 INTERCOM SYSTEM
- 🚪 GARAGE DOOR PUSH BUTTON

UNLESS OTHERWISE NOTED

- ELECTRICAL OUTLET HEIGHTS MEASURED FROM FINISHED FLOOR TO CENTERLINE OF THE BOX TO BE 1' A.F.F. ( GENERAL )
- KITCHEN 42" HORIZONTAL  
BATHROOM 42" HORIZONTAL  
LAUNDRY 36" W/ WASHER/ 24" DRYER/ WALL OUTLETS 45"  
EXTERIOR WATERPROOF 6" 12"  
GARAGE GFI 45"  
RANGE 220V 4"
- ALL TRIM PLATES AND DEVICES TO GANGED WHERE POSSIBLE
- ELECTRICAL SWITCHES TO BE AT 42" CENTERLINE A.F.F.
- ELECTRICAL PLAN IS INTENDED FOR BID PURPOSES ONLY. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, LATEST EDITION BY A LICENSED ELECTRICAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION & SIZING OF ALL ELECTRICAL WIRING & ACCESSORIES.
- SMOKE DETECTORS SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, SECTION 9012
- PROVIDE AFCI ( ARC FAULT INTERRUPTERS ) IN ALL BEDROOMS PER NEC, SECTION 210-12
- ALL RECEPTACLES TO BE TAMPER PROOF PER SECT. 406.11



**ELECTRICAL PLAN**

SCALE 1/8" = 1' 0"

DEEB FAMILY  
HOMES, LTD.  
9400 RIVER CROSSING BLD.  
NEW PORT RICHEY, FL. 34655  
727-576-6831

PLAN DATE
12-18-12
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1-9-13

LOT 35  
RENAISSANCE OAKS  
CLEARWATER, FL.

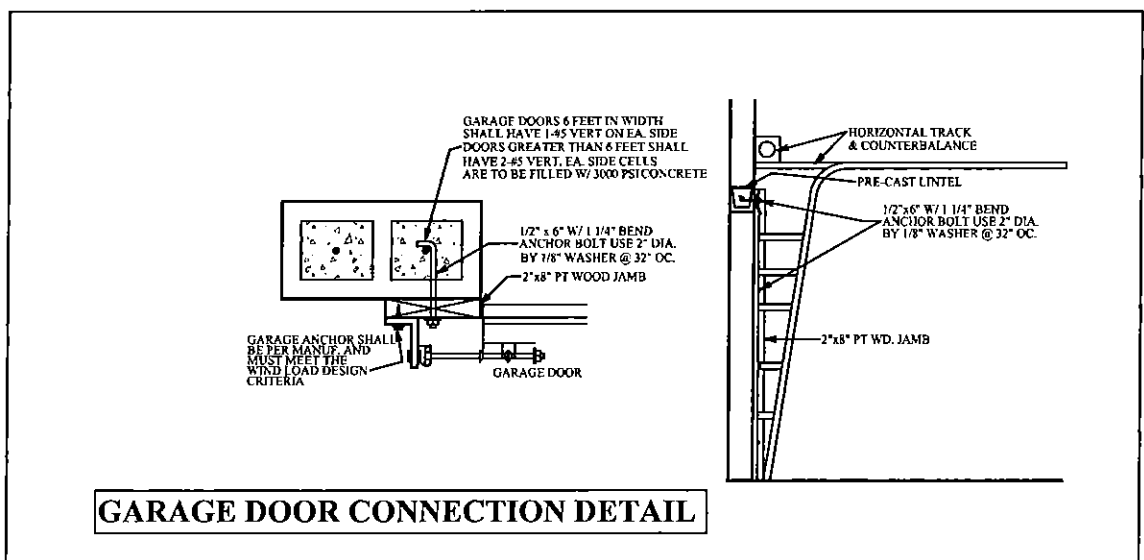
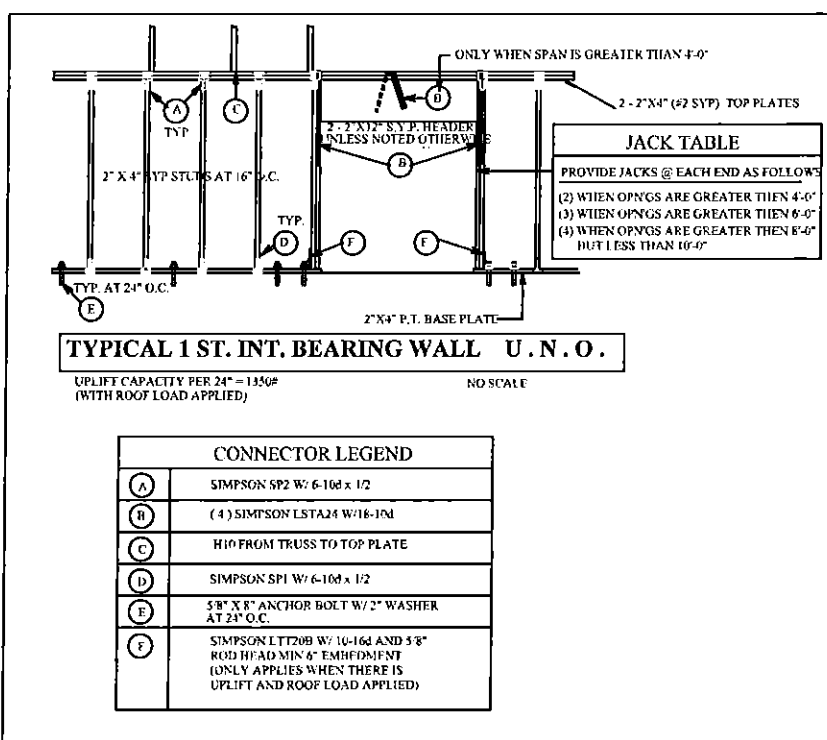
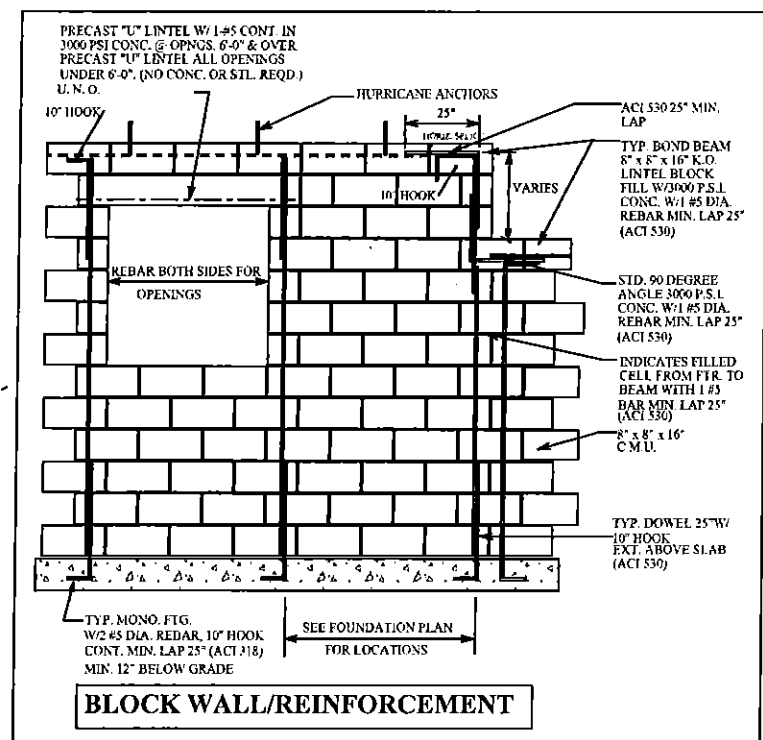
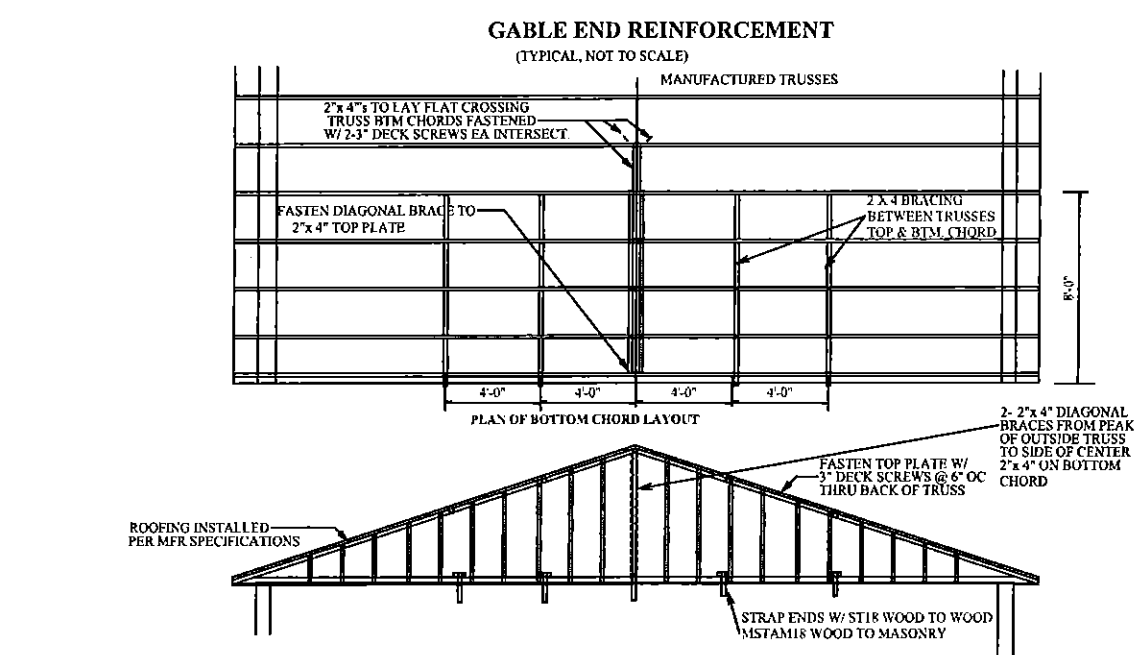
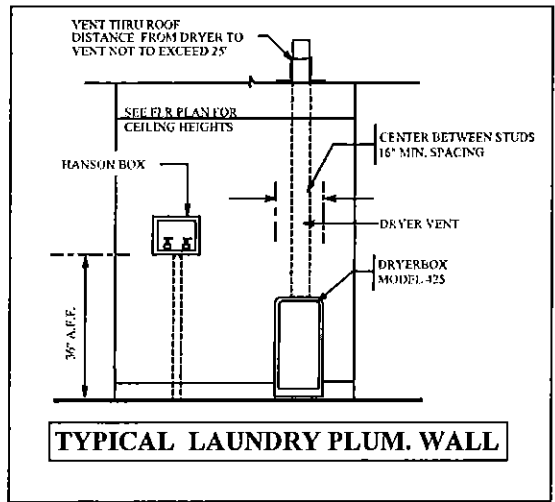
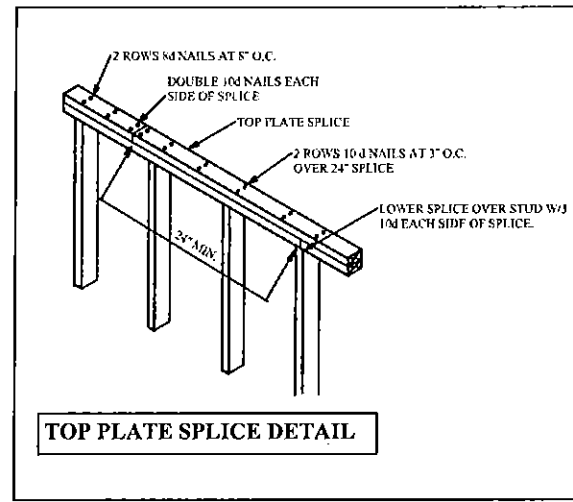
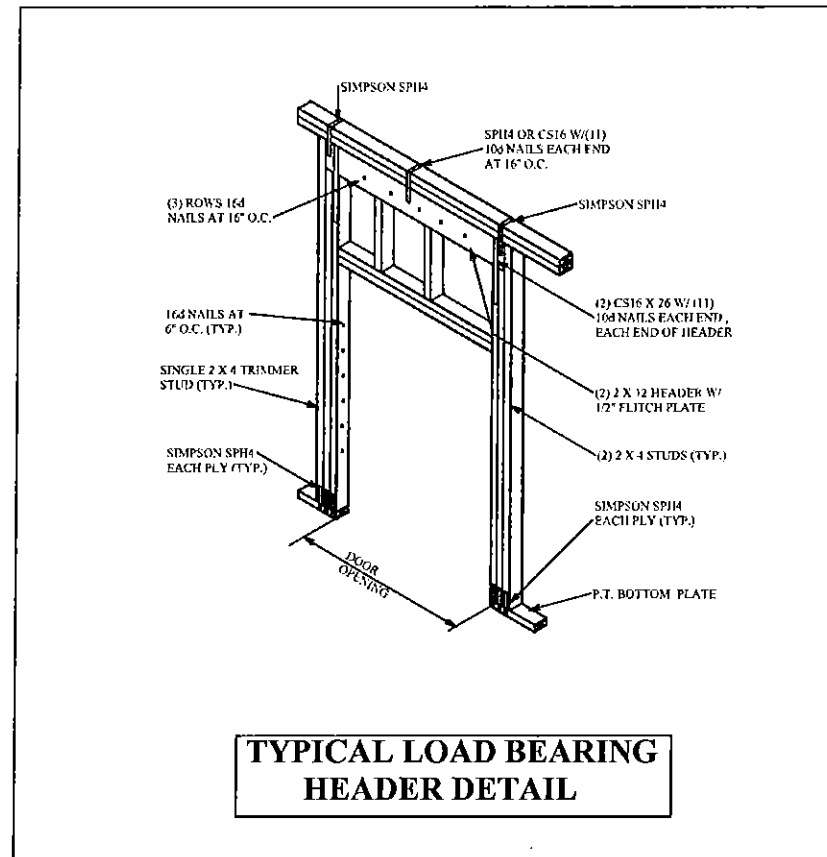
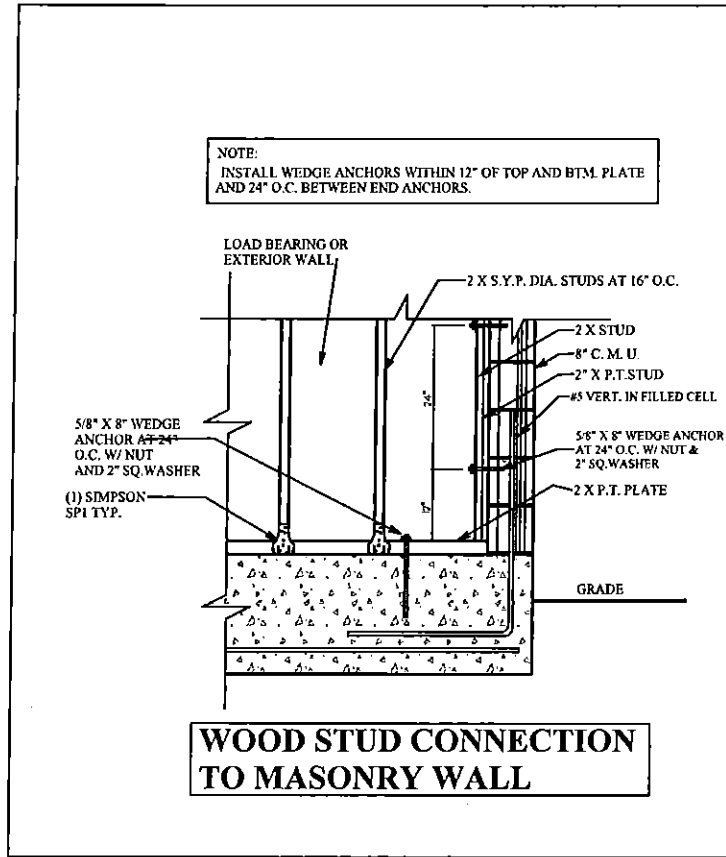
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SIGNED:  
RICHARD E. ALLEN P.E. #49930

A.E.C.S. # 13002 **ASPEN 3330**

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**7**



A.E.C.S. # 13002 **ASPEN 3330**

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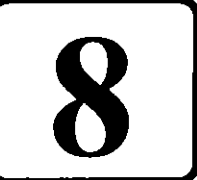
LIBRARY/CERTIFY THAT I HAVE PERFORMED AS DESIGN TO COMPLY WITH ALL APPLICABLE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 301 OF THE 2010 FLORIDA RESIDENTIAL BUILDING CODE SEALED FOR STRUCTURE ONLY  
SIGNED: RICHARD E. ALLEN P.E. 95690

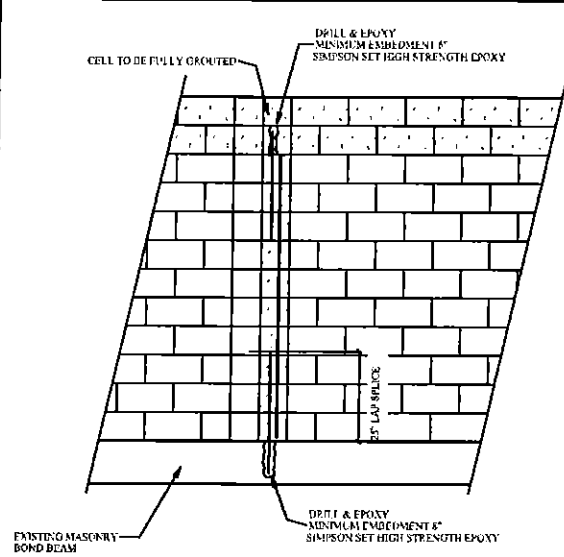
**LOT 35 RENAISSANCE OAKS CLEARWATER, FL.**

**CONSTRUCTION DETAILS**

PLAN DATE
12-18-12
12-21-12
12-31-12
1-9-13

**DEEB FAMILY HOMES, LTD.**  
9400 RIVER CROSSING BLD.  
NEW FORT RICHEY, FL. 34655  
727-376-6831





**TYP. RETROFIT VERT. DOWEL CONDITION**

NOTE:  
MISSING DOWELS: WHERE FOOTING DOWELS ARE PLACED INCORRECTLY OR MISTAKENLY ELIMINATED, REPLACE DOWEL AT PROPER LOCATION W/ GRADE 40 #3 BAR. INSTALL IN SLAB W/ 8" MINIMUM EMBEDMENT. USE EPOXY GROUT.

**MISSING ANCHOR BOLTS AT BEARING WALL:**

EXTERIOR BEARING WALL:

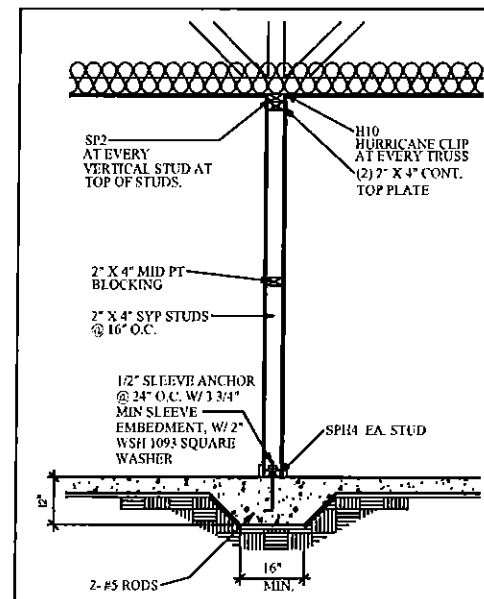
IN ADDITION TO THE GENERAL PLACEMENT REQUIREMENTS:

- 1) 5/8" DIAMETER x 6" EMBEDMENT SIMPSON TITEN HD ANCHORS SPACED A MAXIMUM OF 24" O.C.

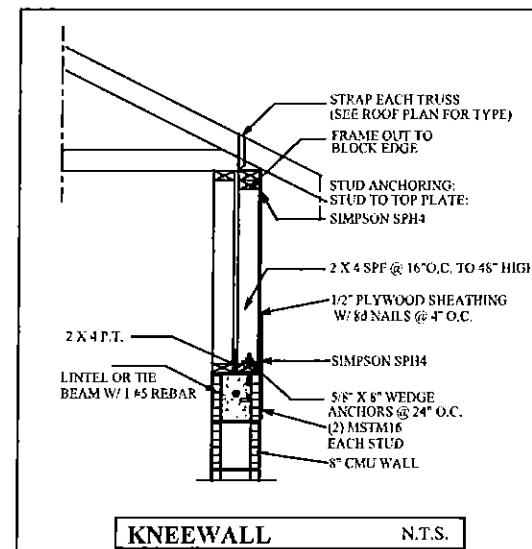
INTERIOR BEARING WALL:

IN ADDITION TO THE GENERAL PLACEMENT REQUIREMENTS:

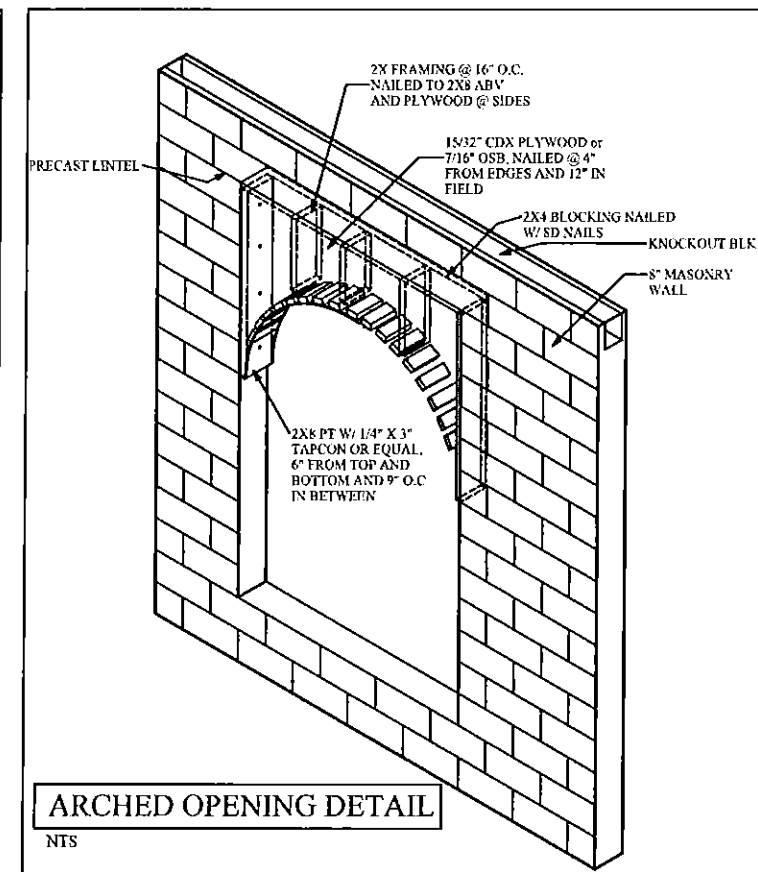
- 1) 5/8" DIAMETER x 6" EMBEDMENT SIMPSON TITEN HD ANCHORS SPACED A MAXIMUM OF 24" O.C. IF RESISTING UPLIFT LOADS OR 3 1/2" EMBEDMENT AT 48" O.C. IF RESISTING GRAVITY LOADS



**BEARING PARTITION**

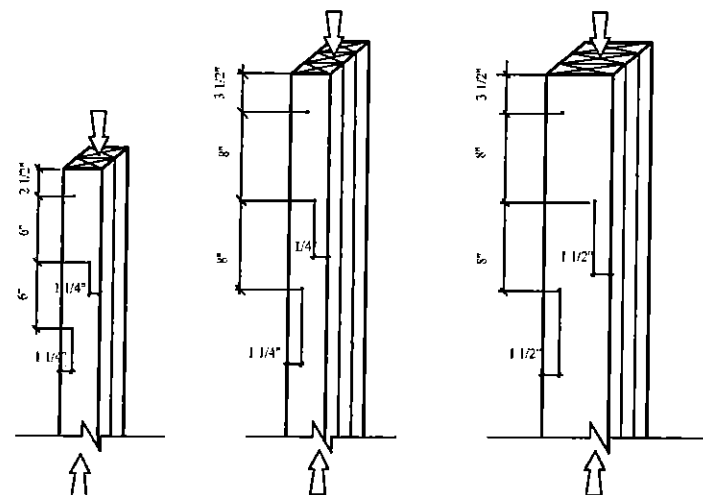


**KNEEWALL N.T.S.**



**ARCHED OPENING DETAIL**

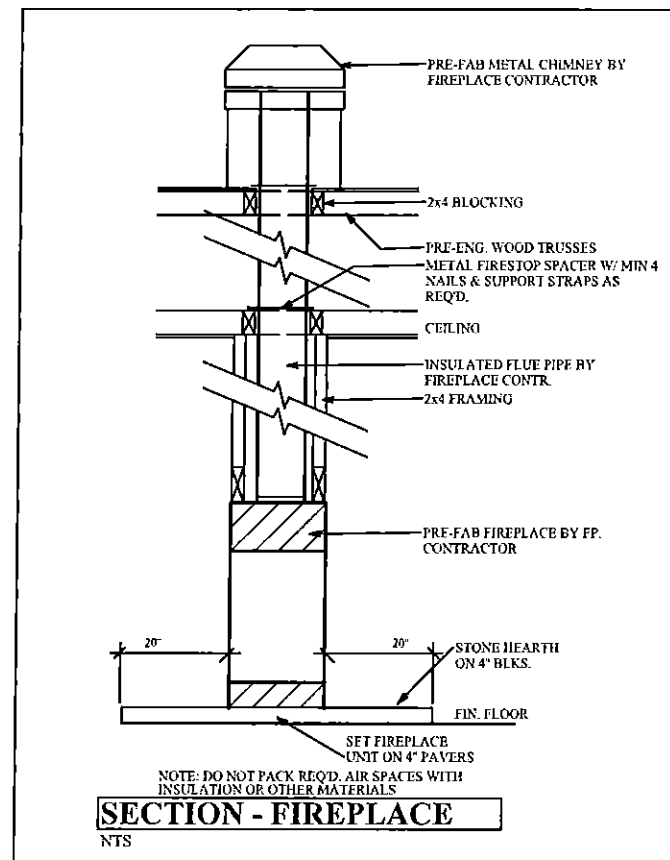
NTS



- (2) 2"x4" LAMINATIONS W/ (1) ROW OF STAGGERED 16d COMMON WIRE NAILS (D=0.148, L=3") OR EQUAL
- (3) 2"x4" LAMINATIONS W/ (1) ROW OF STAGGERED 30d COMMON WIRE NAILS (D=0.207, L=4 1/2") OR EQUAL
- (3) 2"x6" LAMINATIONS W/ (2) ROWS OF STAGGERED 30d COMMON WIRE NAILS (D=0.207, L=4 1/2") OR EQUAL

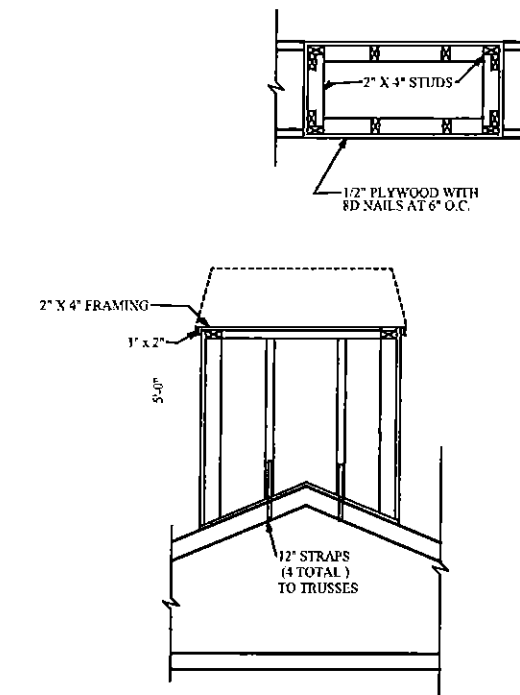
- NOTES:
- 1) ADJACENT NAILS ARE DRIVEN FROM OPPOSITE SIDES OF THE COLUMN
  - 2) ALL NAILS PENETRATE AT LEAST 3/4 OF THE THICKNESS OF THE LAST LAMINATION
  - 3) EACH 30d COMMON NAIL MAY BE REPLACED W/ (2) 16d COMMON NAILS. (ONE INTO EACH OUTSIDE FACE OF B.U.C. SAME NUMBER OF ROES, SAME SPACING)
  - 4) FOR 4-PLY, PROVIDE 1/4" DIA. X 3 1/2" LAG SCREWS OR EQUAL (SPACE AS SHOWN FOR 3-PLY)
  - 5) FOR 5-PLY, PROVIDE 1/4" DIA. X 7" LAG SCREWS OR EQUAL (SPACE AS SHOWN FOR 3-PLY)
  - 6) REFER TO NDS SECTION 15.3 FOR ADDITIONAL INFORMATION

**TYP. NAILING SCHEDULE FOR BUILT-UP COLUMNS**



**SECTION - FIREPLACE**

NTS



**DETAIL - CHIMNEY**

**CONSTRUCTION DETAILS**

**ALLEN ENGINEERING & CONSTRUCTION SERVICES**  
**RICH ALLEN PROFESSIONAL ENGINEER**  
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 RICHARD E. ALLEN P.E. 65690  
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**LOT 35**  
**RENAISSANCE OAKS**  
**CLEARWATER, FL.**

PLAN DATE
12-18-12
12-21-12
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